



RARE FREEHOLD OPPORTUNITY

## Unit A-C Magna Buildings, Pontygwindy Industrial Estate, Caerphilly, CF83 3HU

Industrial / Warehouse with Yard For Sale

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	17,593 sq ft / 1,634.44 sq m
<b>Price</b>	£600,000 VAT payable in addition
<b>Service Charge</b>	Upon Enquiry
<b>Rates Payable</b>	£32,877 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£58,500
<b>EPC Rating</b>	E (120)

### Key Points

- Detached Unit & Yard Available Freehold
- Close Proximity to Caerphilly Town Centre - 1/2 mile away
- Single level roller shutter door
- Total Area Circa: 17,593 sq ft / 1,634 sq m
- Secure fenced and gated site
- Easy access to A468 Caerphilly Ring Road
- Unit currently fitted-out as an Education Facility
- Offers in excess of £600,000 (Excl.) VAT payable in addition



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## Summary

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Price	£600,000 VAT payable in addition
Rates Payable	£32,877 per annum Based on 2023 Valuation
Rateable Value	£58,500
Service Charge	Upon Enquiry
Car Parking	Ample Parking on site
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	E (120)

## Description

Unit A-C is a detached industrial unit comprising of ground floor and first floor offices.

## Location

Pontygwindy Industrial Estate is an established commercial location, just off Pontygwindy Road, one of the main routes into Caerphilly town centre.

The estate is situated less than a third of a mile from the A468 ring road and less than half a mile from the A469 dual carriageway.

The A468 in turn gives access to the A470 Cardiff to Merthyr dual carriageway approximately three miles to the south east which links to the M4 motorway at Junction 32.

The estate benefits from a range of nearby amenities including Asda superstore, Crossways and Gallagher retail parks and Caerphilly Town Centre.

## Specification

Detached Industrial Unit with Yard

Warehouse: 13,126 sq ft / 1219 Sq m

Mezzanine: 3,323 sq ft / 308 sq m

Offices: 1,243 sq ft / 106 sq m

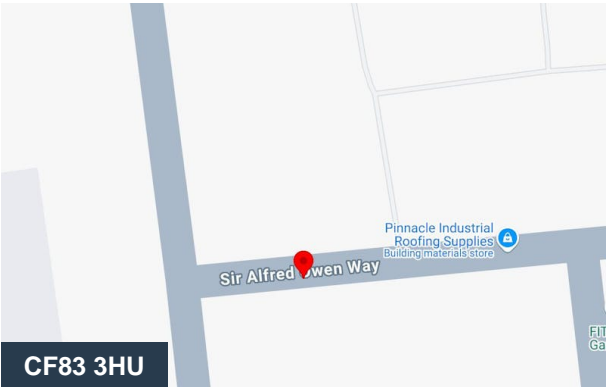
Gross Internal Area: 17,593 sq ft / 1,634 sq m

Warehouse Eaves Height: Min: 3.6m Max: 6.8m

Roller Door:,H: 3.4m W: 3.6m

## Terms

The property is available to purchase on a freehold basis with full vacant possession



## Viewing & Further Information



**Craig Jones**  
07867 393494  
craig@jenkinsbest.com



**Henry Best**  
07738 960012  
henry@jenkinsbest.com



**Anthony Jenkins**  
07768 233919  
anthony@jenkinsbest.com

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# Energy performance certificate (EPC)

16 Sir Alfred Owen Way  
Pontygwindy Industrial Estate  
CAERPHILLY  
CF83 3HU

Energy rating

**E**

Valid until: **21 July 2029**

Certificate number: **0930-8914-0341-1110-9020**

Property type

B1 Offices and Workshop businesses

Total floor area

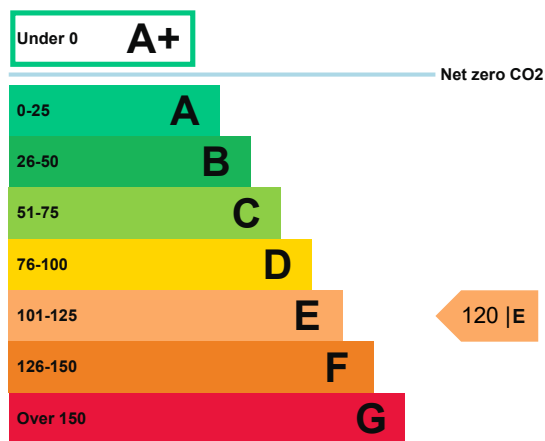
1158 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

10 | A

If typical of the existing stock

34 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

# Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	34.48
Primary energy use (kWh/m2 per year)	204

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9812-4013-0114-0900-1491\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Lynden Russell Dickson
Telephone	01443 207073
Email	<a href="mailto:l-dickson@sky.com">l-dickson@sky.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO006344
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Green R Energy Assessment
Employer address	83 Ducie Street.Manchester. M1 2JQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 July 2019
Date of certificate	22 July 2019

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